

# Heritage Planning Statement

## 25 Chester Terrace, Camden

### Introduction

1. This Statement accompanies a proposal for works to the under pavement vaults at 25 Chester Terrace. A full application for listed building consent and planning permission for the rest of the building has already been submitted.
2. The proposals are limited in scope to the removal of part of two walls between the vaults and the lowering of the floor within the vaults to provide a plant room and other usable rooms accessed via a new staircase into the vaults.

### The Assets

3. 25 Chester Terrace is a grade I listed building designated in May 1974 along with its wider terrace; nos.1-42. The building was designed by John Nash and dates from c.1825. As demonstrated by its high grade of listing the terrace possesses considerable architectural and historic interest as part of an important early 19th century terrace of the Regent's Park Crown Estate development.
4. The application site is located within the Regent's Park Conservation Area. The conservation area was first designated in 1969 and focuses on Regent's Park and its adjoining streets. In 1811 the land reverted to the Crown at which point John Nash was chosen to design a grand scheme creating a new processional route through London from Carlton House to Regent's Park.

### Significance

5. No.25 is of primary architectural interest through the quality of its external form and incorporation within one of the most complete terraces bounding Regents Park, designed by John Nash. It contributes to the overall character of the terrace

and, externally, remains almost unchanged from when it was built in the early 1800s. The terrace demonstrates a very high level of composition and quality craftsmanship.

6. The significance of the building has been affected by the wholesale replacement of the interiors in the 1960s, as with the rest of the terrace. These works included replacement of the vault doors and the addition of a mansard roof. For a building of such a high grade there is only a limited amount of historic fabric and the special interest of the terrace is largely derived from its external appearance and contribution to the park.

## Proposals

7. The proposals include the removal of part of two historic walls between three vaults to provide usable spaces and a plant room. The 1960s concrete floor will be removed and lowered to accommodate new steps and sufficient head height for the rooms. The internal walls will be damp proofed and insulated (the walls are already plastered and there is no brick visible). Externally the middle vault door is proposed to be replaced by a part glazed door to provide some natural light into the space.
8. There are other relevant examples of alterations to the vaults along the terrace including lowering of the floors and new openings between the vaults:
  - 2021/5977/L: 26 Chester Terrace. Granted 2/3/2022
  - 2020/4460/P and 2020/5521/L: 1 Chester Terrace. Granted 24/8/21
  - 2020/5801/P and 2021/0239/L: 38 Chester Terrace. Granted 3/3/21
  - 2020/4680/P and 2020/5521/L: 11 Chester Terrace, Granted 30/8/20
  - 2015/7195/P and 2016/0307/L: 28 Chester Terrace. Granted 22/8/16
  - 2014/5799/P and 2014/6051/L: 35 Chester Terrace. Granted 23/1/15
9. In relation to the most recent application for works to the vaults at No.26 the conservation officer commented in the delegated report that:
 

*"Under the proposals the vaults would still maintain their overall form with arched ceilings and would read as subservient service spaces to the main house."*

*Given that the walls have already been rendered and there is an existing concrete floor, no historic fabric would be affected by the proposals. It is also noted that similar works have been approved to the front basement vaults along the terrace in recent years where the floor level lowering and openings are larger than what has been proposed here (see planning history)."*

## Effect of Proposed Works

10. The proposed works would not harm the special interest of the listed terrace. They involve a tiny proportion of fabric in relation to the entire listed terrace and would not alter the contribution and architectural significance of No.25. This proposal would make efficient and long term use of the vaulted spaces, which would still be clearly legible as under pavement vaults with an ancillary character to the house.
11. There would be no change to character or appearance of the conservation area and other examples of internal alterations to the vaults have been granted consent. In addition, the proposals do not materially affect the hierarchy of the spaces and their ancillary nature.
12. No harm would occur as a result of the proposed works to the vaults.

Prepared by: Liz Vinson

Date: 26/07/2023

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